

7.01 acres/2.8 hectares

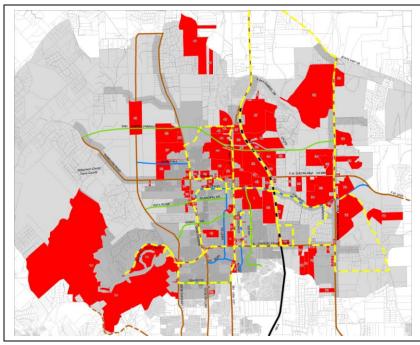
183-A .7 mile/1.1 km west

Utilities

Greenfield

Zoning - Single Family Suburban

Mr. Preston Carlton
Preston Carlton Real Estate Services
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Cedar Park TX 78613
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Property										
Total Acreage: 7.01 acres/2.8 hectares					Map: MAPSCO Austin 2006 Street Guide, pgs. 343, Sec. F, G					
Location										
City: Leander					County: Williamson					
Address/Directions: 3,000 on the south side of Crysta			vest of R	onald W. Reag	jan (Parmer L	ane) Blvo	l. and 4,000	feet/1,	219 meters east of 183-A	
Within City Limits: Yes					Distance from City Limits: Not Applicable					
Distance to US Highways: .7 mile/1.1 km Distance to Interstate Highways: 9 miles/14.5 km					Type of Zoning: Local Commercial					
General Site Informat	ion									
Previous Use of Site: Ope	Genera	l Condition:	iood		Dimension meters	6 x 209 feet/255 x 64				
Soil Composition (based u Soil Survey of Williamson Denton-Eckrant-Doss: mo shallow, calcareous, claye indurated fractured limesto to 8 percent slopes	County derately y, cobb	, Issued Ja y deep, sh ly, and sto	anuary of allow and ony soils	1983): d very formed in					a high risk of corrosion rosion for concrete	
Adjoining Acreage Available: Yes			Can Sit	e Be Divided:	No	Lot Size:			Not Applicable	
Improvements										
Road Distance to Rail: 2 miles/3.2 km west					Name of Railroad: Union Pacific, Southern Pacific, Capital Met Commuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston					Other Improvements: Frontage on major east-west corridor					
Fenced: Yes					Landscaped: No					
Located within an Industrial Park: No					Type of Business: Commercial and Retail					
Deed Restriction(s): No					Covenants: No					
Utilities										
City of Leander Services: Department of Engineering, (512) 528-2700			cm		cr		Sewer - Si	Sewer - Size of Nearest Line: 8 inch/20.3		
Electric Services Pedernoles		D: (0	Pressure: 88 psi/607 (830) 868-6041					Email:		
Electric Cooperative (PEC))	•	•		Facs: (512)		1	Trista	ı.fugate@peci.com	
Natural Gas Service: ATM (512) 310-3810	OS Ene	ergy,	Size of	Nearest Line:	6 inch/15.2 c	m Poly	Pressure:	Intern	nediate Pressure	
elecommunication Service: T&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424			Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com			
olid Waste Disposal: clawson Disposal, Inc.		Phone: (512) 259-1709			Facs: (512) 746-5807		Email: clawsondisp@earthlink.net			
Sales Information										
Contact: Mr. Preston Carlton				Facs: (512)	259-5205 Email: preston nies.co		n@carltoncompa		Web Site:	
Sales Price: Negotiable				<u> </u>	Lease Price:				com	
Comments: This site is loc south of Ridgmar Landing Parkway. The site is also	(an est	ate home s	subdivisi		mes' propose	d Cold S	oring reside			